

U.S. Census Bureau News
Joint Release
U.S. Department of Housing and Urban Development

U.S. Department of Commerce • Washington, D.C. 20233

FOR IMMEDIATE RELEASE THURSDAY, AUGUST 16, 2012 AT 8:30 A.M. EDT

CB12-151

Raemeka Mayo or Stephen Cooper
Manufacturing and Construction Division
(301) 763-5160

NEW RESIDENTIAL CONSTRUCTION IN JULY 2012

The U.S. Census Bureau and the Department of Housing and Urban Development jointly announced the following new residential construction statistics for July 2012:

BUILDING PERMITS

Privately-owned housing units authorized by building permits in July were at a seasonally adjusted annual rate of 812,000. This is 6.8 percent ($\pm 1.5\%$) above the revised June rate of 760,000 and is 29.5 percent ($\pm 1.6\%$) above the July 2011 estimate of 627,000.

Single-family authorizations in July were at a rate of 513,000; this is 4.5 percent ($\pm 0.8\%$) above the revised June figure of 491,000. Authorizations of units in buildings with five units or more were at a rate of 274,000 in July.

HOUSING STARTS

Privately-owned housing starts in July were at a seasonally adjusted annual rate of 746,000. This is 1.1 percent ($\pm 9.6\%$)* below the revised June estimate of 754,000, but is 21.5 percent ($\pm 14.2\%$) above the July 2011 rate of 614,000.

Single-family housing starts in July were at a rate of 502,000; this is 6.5 percent ($\pm 8.7\%$)* below the revised June figure of 537,000. The July rate for units in buildings with five units or more was 229,000.

HOUSING COMPLETIONS

Privately-owned housing completions in July were at a seasonally adjusted annual rate of 668,000. This is 7.1 percent ($\pm 15.9\%$)* above the revised June estimate of 624,000 and is 5.4 percent ($\pm 15.8\%$)* above the July 2011 rate of 634,000.

Single-family housing completions in July were at a rate of 448,000; this is 5.9 percent ($\pm 9.2\%$)* below the revised June rate of 476,000. The July rate for units in buildings with five units or more was 209,000.

New Residential Construction data for August 2012 will be released on Wednesday, September 19, 2012, at 8:30 A.M. EDT.

Our Internet site is: <http://www.census.gov/starts>

To receive the latest updates on the Nation's key economic indicators, download the America's Economy app for Android smartphones and tablets. iPhone and iPad versions are coming soon.

EXPLANATORY NOTES

In interpreting changes in the statistics in this release, note that month-to-month changes in seasonally adjusted statistics often show movements which may be irregular. It may take 3 months to establish an underlying trend for building permit authorizations, 4 months for total starts, and 6 months for total completions. The statistics in this release are estimated from sample surveys and are subject to sampling variability as well as nonsampling error including bias and variance from response, nonreporting, and undercoverage. Estimated relative standard errors of the most recent data are shown in the tables. Whenever a statement such as "2.5 percent ($\pm 3.2\%$) above" appears in the text, this indicates the range (-0.7 to +5.7 percent) in which the actual percent change is likely to have occurred. All ranges given for percent changes are 90-percent confidence intervals and account only for sampling variability. If a range does not contain zero, the change is statistically significant. If it does contain zero, the change is not statistically significant; that is, it is uncertain whether there was an increase or decrease. The same policies apply to the confidence intervals for percent changes shown in the tables. On average, the preliminary seasonally adjusted estimates of total building permits, housing starts and housing completions are revised about three percent or less. Explanations of confidence intervals and sampling variability can be found on our web site listed above.

* 90% confidence interval includes zero. The Census Bureau does not have sufficient statistical evidence to conclude that the actual change is different from zero.

Table 1. New Privately-Owned Housing Units Authorized in Permit-Issuing Places

[Thousands of units. Detail may not add to total because of rounding]

Period	United States				Northeast		Midwest		South		West	
	Total	In structures with --			Total	1 unit	Total	1 unit	Total	1 unit	Total	1 unit
		1 unit	2 to 4 units	5 units or more								
Seasonally adjusted annual rate												
2011: July	627	417	24	186	64	38	100	71	331	225	132	83
August	645	429	27	189	62	35	110	76	332	234	141	84
September	616	428	21	167	67	39	110	75	307	233	132	81
October	667	444	24	199	66	42	109	74	359	244	133	84
November	709	451	23	235	80	46	107	73	360	244	162	88
December	701	454	24	223	76	41	112	78	358	246	155	89
2012: January	684	452	20	212	78	37	101	75	377	245	128	95
February	707	478	25	204	82	46	119	79	361	260	145	93
March	769	466	22	281	81	44	130	84	371	241	187	97
April	723	475	22	226	88	45	114	76	359	248	162	106
May	784	490	22	272	78	43	119	82	412	255	175	110
June (r)	760	491	21	248	82	43	119	81	381	256	178	111
July (p)	812	513	25	274	92	43	114	83	403	267	203	120
Average RSE (%) ¹	1	1	6	1	3	3	2	2	1	1	1	2
<i>Percent Change:</i>												
<i>July 2012 from June 2012</i>	<i>6.8%</i>	<i>4.5%</i>	<i>19.0%</i>	<i>10.5%</i>	<i>12.2%</i>	<i>0.0%</i>	<i>-4.2%</i>	<i>2.5%</i>	<i>5.8%</i>	<i>4.3%</i>	<i>14.0%</i>	<i>8.1%</i>
<i>90% Confidence Interval</i> ³	<i>± 1.5</i>	<i>± 0.8</i>	<i>± 7.0</i>	<i>± 5.1</i>	<i>± 10.9</i>	<i>± 15.3</i>	<i>± 3.2</i>	<i>± 3.7</i>	<i>± 1.3</i>	<i>± 1.6</i>	<i>± 3.1</i>	<i>± 3.9</i>
<i>July 2012 from July 2011</i>	<i>29.5%</i>	<i>23.0%</i>	<i>4.2%</i>	<i>47.3%</i>	<i>43.8%</i>	<i>13.2%</i>	<i>14.0%</i>	<i>16.9%</i>	<i>21.8%</i>	<i>18.7%</i>	<i>53.8%</i>	<i>44.6%</i>
<i>90% Confidence Interval</i> ³	<i>± 1.6</i>	<i>± 0.8</i>	<i>± 9.6</i>	<i>± 2.7</i>	<i>± 4.9</i>	<i>± 6.9</i>	<i>± 3.4</i>	<i>± 4.0</i>	<i>± 1.6</i>	<i>± 2.0</i>	<i>± 4.7</i>	<i>± 5.9</i>
Not seasonally adjusted												
2010:	604.6	447.3	22.0	135.3	73.8	49.1	103.5	75.4	299.1	232.3	128.2	90.6
2011:	624.1	418.5	21.6	184.0	68.5	39.0	102.7	70.5	320.7	227.1	132.2	81.9
RSE (%)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)
2011: Year to Date ²	346.1	243.8	11.1	91.2	38.2	22.3	54.6	39.6	179.7	132.2	73.6	49.6
2012: Year to Date ²	453.5	296.3	13.1	144.2	47.2	25.2	67.1	48.1	236.5	158.0	102.7	64.9
RSE (%)	1	1	5	(Z)	4	2	2	1	1	#VALUE!	1	1
<i>Year to Date Percent Change</i> ⁴	<i>31.0%</i>	<i>21.5%</i>	<i>18.0%</i>	<i>58.1%</i>	<i>23.6%</i>	<i>13.0%</i>	<i>23.0%</i>	<i>21.4%</i>	<i>31.6%</i>	<i>19.5%</i>	<i>39.5%</i>	<i>30.8%</i>
<i>90% Confidence Interval</i> ³	<i>± 1.4</i>	<i>± 1.1</i>	<i>± 8.6</i>	<i>± 2.0</i>	<i>± 6.8</i>	<i>± 9.3</i>	<i>± 2.3</i>	<i>± 2.7</i>	<i>± 1.0</i>	<i>± 1.2</i>	<i>± 2.4</i>	<i>± 3.0</i>
2011: July	52.6	35.9	1.9	14.8	5.1	3.5	9.1	6.4	27.6	18.9	10.8	7.2
August	62.6	41.6	2.6	18.4	6.0	3.4	11.3	7.8	31.4	22.3	13.8	8.1
September	53.2	36.3	1.9	15.1	6.0	3.6	10.5	7.0	25.4	18.9	11.3	6.8
October	52.0	34.4	2.0	15.7	5.8	3.6	10.0	6.5	26.1	17.8	10.1	6.5
November	51.9	31.6	1.8	18.5	6.5	3.5	8.4	5.3	25.6	16.9	11.4	6.0
December	51.6	29.8	1.8	20.0	5.7	2.8	7.1	4.2	27.2	16.9	11.5	6.0
2012: January	46.3	29.9	1.3	15.1	4.8	2.2	5.0	3.3	28.4	18.3	8.2	6.1
February	51.9	35.1	1.7	15.2	5.5	2.7	6.5	4.6	28.9	21.1	11.1	6.8
March	67.4	42.2	2.0	23.2	5.8	3.6	10.3	7.3	34.3	22.5	17.0	8.9
April	62.5	43.9	1.8	16.8	7.6	4.0	10.6	7.8	30.5	22.4	13.7	9.6
May	75.4	49.6	2.0	23.8	7.3	4.4	12.3	9.1	38.6	24.9	17.2	11.3
June (r)	73.8	47.6	2.0	24.3	8.8	4.1	11.4	8.2	35.4	24.0	18.2	11.2
July (p)	72.2	46.9	2.3	23.0	8.1	4.1	10.8	8.0	35.8	23.8	17.4	11.1
Average RSE (%) ¹	1	1	6	1	3	3	2	2	1	1	1	2

(p) Preliminary. (r) Revised. RSE Relative standard error. S Does not meet publication standards because tests for identifiable and stable seasonality do not meet reliability standards.

X Not applicable. Z Relative standard error is less than 0.5 percent.

¹Average RSE for the latest 6-month period.

²Reflects revisions not distributed to months.

³See the Explanatory Notes in the accompanying text for an explanation of 90% confidence intervals.

⁴Computed using unrounded data.

Table 2. New Privately-Owned Housing Units Authorized, but Not Started, at End of Period

[Thousands of units. Detail may not add to total because of rounding]

Period	United States				Northeast		Midwest		South		West	
	Total	In structures with --			Total	1 unit	Total	1 unit	Total	1 unit	Total	1 unit
		1 unit	2 to 4 units	5 units or more								
Not seasonally adjusted												
2011: July	80.7	43.4	1.9	35.5	8.3	5.8	6.2	4.2	43.2	23.6	23.1	9.8
August	87.4	45.5	2.5	39.4	8.7	5.9	7.8	5.9	46.2	23.6	24.8	10.1
September	79.9	45.0	3.5	31.4	8.9	5.8	7.9	5.9	41.6	23.8	21.5	9.5
October	75.3	42.8	3.0	29.5	8.0	5.6	7.0	4.9	39.9	22.8	20.3	9.4
November	73.8	43.6	3.1	27.1	6.8	4.9	8.9	6.9	39.8	22.4	18.3	9.4
December	78.1	42.3	2.4	33.3	7.8	4.9	6.2	3.9	43.3	23.3	20.9	10.3
2012: January	75.0	39.9	1.6	33.5	8.1	5.0	5.6	3.7	41.4	21.1	20.0	10.1
February	78.7	44.2	1.9	32.6	9.8	5.1	6.7	4.5	41.1	23.5	21.1	11.1
March	87.6	45.2	2.0	40.4	8.4	5.2	8.4	5.2	44.4	23.6	26.4	11.3
April	80.6	44.2	2.0	34.5	8.8	5.1	7.2	5.3	39.9	22.8	24.8	11.1
May (r)	85.8	45.1	1.6	39.2	8.0	4.9	8.5	5.7	43.6	23.5	25.7	11.0
June (r)	86.1	43.3	1.5	41.3	8.4	4.6	8.9	5.0	45.3	22.9	23.5	10.7
July (p)	88.9	42.8	1.9	44.2	8.9	5.1	8.4	4.7	49.0	22.7	22.6	10.3
Average RSE (%) ¹	6	6	20	8	17	21	11	13	7	8	13	16
Percent Change:²												
July 2012 from June 2012	3.3%	-1.2%	27.8%	7.2%	6.2%	10.9%	-5.7%	-6.7%	8.2%	-1.0%	-3.7%	-4.3%
90% Confidence Interval³	±4.4	±5.4	±31.4	±7.2	±17.9	±10.6	±9.9	±13.9	±6.3	±6.9	±10.7	±13.7
July 2012 from July 2011	10.2%	-1.4%	2.0%	24.8%	6.8%	-11.2%	37.0%	11.0%	13.5%	-3.8%	-2.1%	4.6%
90% Confidence Interval³	±12.0	±10.3	±37.6	±24.6	±20.2	±15.7	±33.7	±30.6	±18.8	±14.7	±18.3	±16.3

(p) Preliminary. (r) Revised. RSE Relative standard error. S Does not meet publication standards because tests for identifiable and stable seasonality do not meet reliability standards.

¹Average RSE for the latest 6-month period.

² Computed using unrounded data.

³ See the Explanatory Notes in the accompanying text for an explanation of 90% confidence intervals.

Note: These data represent the number of housing units authorized in all months up to and including the last day of the reporting period and not started as of that date without regard to the months of original permit issuance. Cancelled, abandoned, expired, and revoked permits are excluded.

Table 3. New Privately-Owned Housing Units Started

[Thousands of units. Detail may not add to total because of rounding]

Period	United States				Northeast		Midwest		South		West	
	Total	In structures with --			Total	1 unit	Total	1 unit	Total	1 unit	Total	1 unit
		1 unit	2 to 4 units	5 units or more								
Seasonally adjusted annual rate												
2011: July	614	429	(S)	176	86	41	91	75	304	225	133	88
August	581	422	(S)	152	56	35	86	51	298	244	141	92
September	647	422	(S)	219	59	41	97	74	329	220	162	87
October	630	439	(S)	175	65	42	110	78	321	234	134	85
November	708	460	(S)	239	98	57	94	70	344	238	172	95
December	697	520	(S)	153	62	44	178	138	328	248	129	90
2012: January	720	511	(S)	193	74	44	106	82	403	290	137	95
February	718	470	(S)	240	66	50	99	87	419	253	134	80
March	706	481	(S)	215	87	45	116	88	354	249	149	99
April	747	504	(S)	234	80	48	125	91	395	265	147	100
May (r)	706	513	(S)	178	76	43	108	86	365	276	157	108
June (r)	754	537	(S)	209	78	48	100	89	368	278	208	122
July (p)	746	502	(S)	229	77	35	117	84	355	272	197	111
Average RSE (%) ¹	5	4	(X)	15	15	14	9	9	7	6	12	8
<i>Percent Change:</i>												
<i>July 2012 from June 2012</i>	<i>-1.1%</i>	<i>-6.5%</i>	<i>(S)</i>	<i>9.6%</i>	<i>-1.3%</i>	<i>-27.1%</i>	<i>17.0%</i>	<i>-5.6%</i>	<i>-3.5%</i>	<i>-2.2%</i>	<i>-5.3%</i>	<i>-9.0%</i>
<i>90% Confidence Interval</i> ²	<i>± 9.6</i>	<i>± 8.7</i>	<i>(X)</i>	<i>± 31.3</i>	<i>± 36.3</i>	<i>± 23.3</i>	<i>± 17.5</i>	<i>± 21.0</i>	<i>± 11.7</i>	<i>± 11.9</i>	<i>± 33.9</i>	<i>± 13.6</i>
<i>July 2012 from July 2011</i>	<i>21.5%</i>	<i>17.0%</i>	<i>(S)</i>	<i>30.1%</i>	<i>-10.5%</i>	<i>-14.6%</i>	<i>28.6%</i>	<i>12.0%</i>	<i>16.8%</i>	<i>20.9%</i>	<i>48.1%</i>	<i>26.1%</i>
<i>90% Confidence Interval</i> ²	<i>± 14.2</i>	<i>± 10.9</i>	<i>(X)</i>	<i>± 49.7</i>	<i>± 35.0</i>	<i>± 30.2</i>	<i>± 29.8</i>	<i>± 32.9</i>	<i>± 21.0</i>	<i>± 12.3</i>	<i>± 41.4</i>	<i>± 25.8</i>
Not seasonally adjusted												
2010:	586.9	471.2	11.4	104.3	71.6	52.3	97.9	79.2	297.5	247.1	119.9	92.6
2011:	608.8	430.6	10.9	167.3	67.7	41.2	100.9	74.3	307.8	229.3	132.5	85.7
RSE (%)	1	1	14	3	4	4	2	3	2	2	2	2
2011: Year to Date	346.7	254.1	6.0	86.6	39.7	23.6	55.9	42.3	177.9	136.6	73.3	51.6
2012: Year to Date	435.9	306.8	6.6	122.5	45.0	26.2	64.3	50.9	227.1	164.8	99.4	64.9
RSE (%)	2	1	16	5	3	3	3	3	3	2	3	2
<i>Year to Date Percent Change</i> ³	<i>25.7%</i>	<i>20.7%</i>	<i>10.1%</i>	<i>41.4%</i>	<i>13.4%</i>	<i>11.4%</i>	<i>15.1%</i>	<i>20.1%</i>	<i>27.7%</i>	<i>20.6%</i>	<i>35.7%</i>	<i>25.8%</i>
<i>90% Confidence Interval</i> ²	<i>± 3.9</i>	<i>± 2.8</i>	<i>± 31.4</i>	<i>± 17.0</i>	<i>± 9.6</i>	<i>± 9.3</i>	<i>± 6.9</i>	<i>± 7.9</i>	<i>± 6.4</i>	<i>± 4.0</i>	<i>± 8.2</i>	<i>± 5.0</i>
2011: July	57.6	41.0	0.8	15.8	8.0	4.0	9.1	7.7	27.7	20.6	12.7	8.7
August	54.5	39.4	0.6	14.5	5.2	3.2	8.6	5.3	27.2	22.1	13.4	8.8
September	58.8	37.3	0.6	20.9	5.2	3.5	9.5	7.2	29.4	19.0	14.6	7.5
October	53.2	36.2	1.4	15.6	5.8	3.8	10.0	7.2	26.7	19.0	10.6	6.3
November	53.0	32.7	0.7	19.6	7.6	4.2	7.2	5.3	25.7	17.0	12.6	6.3
December	42.7	31.0	1.6	10.1	4.2	3.0	9.7	7.0	20.9	15.6	7.9	5.3
2012: January	47.2	33.1	1.1	13.0	4.6	2.6	5.3	3.7	28.4	20.7	9.0	6.1
February	49.7	32.2	0.6	16.9	3.8	2.7	5.0	4.1	31.1	19.5	9.8	5.9
March	58.0	40.2	0.8	17.1	7.0	3.7	8.4	6.1	30.2	21.8	12.4	8.5
April	66.8	46.6	0.7	19.5	7.1	4.4	11.3	8.5	35.0	24.2	13.4	9.5
May (r)	67.8	50.1	1.3	16.3	7.4	4.4	11.4	9.4	33.4	25.3	15.5	11.0
June (r)	74.7	55.1	0.7	18.9	7.8	5.0	10.7	9.7	36.2	28.0	20.1	12.3
July (p)	71.7	49.5	1.4	20.8	7.3	3.5	12.3	9.3	32.8	25.3	19.3	11.5
Average RSE (%) ¹	5	4	28	15	15	14	9	9	7	6	12	8

(p) Preliminary. (r) Revised. RSE Relative standard error. S Does not meet publication standards because tests for identifiable and stable seasonality do not meet reliability standards.
X Not applicable.

¹ Average RSE for the latest 6-month period.

² See the Explanatory Notes in the accompanying text for an explanation of 90% confidence intervals.

³ Computed using unrounded data.

Table 4. New Privately-Owned Housing Units Under Construction at End of Period

[Thousands of units. Detail may not add to total because of rounding]

Period	United States				Northeast		Midwest		South		West	
	Total	In structures with --			Total	1 unit	Total	1 unit	Total	1 unit	Total	1 unit
		1 unit	2 to 4 units	5 units or more								
Seasonally adjusted												
2011: July	418	243	(S)	165	95	35	66	46	166	110	91	52
August	413	239	(S)	164	94	33	62	44	166	111	91	51
September	418	238	(S)	171	91	34	63	44	169	110	95	50
October	423	237	(S)	176	88	34	65	44	172	109	98	50
November	432	236	(S)	186	92	35	65	43	174	109	101	49
December	434	236	(S)	188	91	35	68	46	174	107	101	48
2012: January	443	241	(S)	191	90	36	69	46	182	111	102	48
February	450	243	(S)	196	89	37	70	47	188	111	103	48
March	459	245	(S)	204	90	37	69	47	191	111	109	50
April	464	247	(S)	207	89	37	70	47	197	113	108	50
May (r)	474	252	(S)	212	89	36	71	48	202	115	112	53
June (r)	483	258	(S)	216	89	35	70	48	206	119	118	56
July (p)	489	262	(S)	218	87	34	68	48	210	122	124	58
Average RSE (%) ¹	2	3	(X)	4	6	6	5	6	4	4	4	6
Percent Change:												
<i>July 2012 from June 2012</i>	<i>1.2%</i>	<i>1.6%</i>	<i>(S)</i>	<i>0.9%</i>	<i>-2.2%</i>	<i>-2.9%</i>	<i>-2.9%</i>	<i>0.0%</i>	<i>1.9%</i>	<i>2.5%</i>	<i>5.1%</i>	<i>3.6%</i>
<i>90% Confidence Interval²</i>	<i>± 1.6</i>	<i>± 1.7</i>	<i>(X)</i>	<i>± 3.0</i>	<i>± 3.0</i>	<i>± 4.7</i>	<i>± 4.4</i>	<i>± 2.9</i>	<i>± 1.9</i>	<i>± 1.9</i>	<i>± 3.4</i>	<i>± 4.1</i>
<i>July 2012 from July 2011</i>	<i>17.0%</i>	<i>7.8%</i>	<i>(S)</i>	<i>32.1%</i>	<i>-8.4%</i>	<i>-2.9%</i>	<i>3.0%</i>	<i>4.3%</i>	<i>26.5%</i>	<i>10.9%</i>	<i>36.3%</i>	<i>11.5%</i>
<i>90% Confidence Interval²</i>	<i>± 4.2</i>	<i>± 4.5</i>	<i>(X)</i>	<i>± 10.6</i>	<i>± 5.1</i>	<i>± 8.3</i>	<i>± 9.8</i>	<i>± 14.9</i>	<i>± 6.2</i>	<i>± 4.9</i>	<i>± 10.2</i>	<i>± 6.4</i>
Not seasonally adjusted												
2011: July	428.7	253.9	9.9	164.9	96.5	36.0	68.5	48.8	170.8	114.8	92.9	54.3
August	424.7	250.6	9.8	164.3	94.8	34.4	65.2	46.8	170.8	115.5	93.9	53.9
September	429.1	248.2	9.3	171.7	92.1	34.7	66.3	47.3	172.7	113.8	98.0	52.4
October	429.5	241.6	9.8	178.2	89.9	35.0	67.7	46.3	173.4	109.9	98.5	50.3
November	433.3	234.9	9.9	188.5	93.6	35.3	66.2	44.2	172.9	107.4	100.7	48.1
December	417.7	221.6	10.3	185.9	89.6	34.1	66.1	44.1	165.1	99.1	96.9	44.4
2012: January	426.8	227.7	10.4	188.7	87.7	34.6	66.1	43.4	174.0	104.2	99.0	45.4
February	435.1	230.2	10.5	194.4	86.1	34.9	65.3	42.6	182.6	106.4	101.0	46.2
March	449.3	236.5	10.2	202.6	88.7	35.5	64.8	43.3	189.4	109.6	106.4	48.0
April	462.1	245.0	10.4	206.6	88.7	36.6	68.0	45.1	197.6	113.7	107.9	49.6
May (r)	478.1	255.1	10.2	212.8	89.6	36.4	70.4	47.1	205.0	117.9	113.1	53.6
June (r)	493.1	265.2	9.4	218.6	89.6	35.2	72.6	50.0	210.6	122.5	120.4	57.4
July (p)	503.6	275.2	9.5	218.8	88.4	35.0	72.0	51.8	216.0	127.4	127.2	60.9
Average RSE (%) ¹	2	3	13	4	6	6	5	6	4	4	4	6

(p) Preliminary. (r) Revised. RSE Relative standard error. S Does not meet publication standards because tests for identifiable and stable seasonality do not meet reliability standards.

X Not applicable.

¹Average RSE for the latest 6-month period.

²See the Explanatory Notes in the accompanying text for an explanation of 90% confidence intervals.

Table 5. New Privately-Owned Housing Units Completed

[Thousands of units. Detail may not add to total because of rounding]

Period	United States				Northeast		Midwest		South		West	
	Total	In structures with --			Total	1 unit	Total	1 unit	Total	1 unit	Total	1 unit
		1 unit	2 to 4 units	5 units or more								
Seasonally adjusted annual rate												
2011: July	634	483	(S)	142	66	48	116	79	351	273	101	83
August	617	478	(S)	135	65	50	123	80	294	242	135	106
September	600	424	(S)	166	97	32	91	67	299	235	113	90
October	578	445	(S)	126	89	36	94	82	284	238	111	89
November	583	455	(S)	123	51	42	95	76	313	233	124	104
December	606	460	(S)	137	79	39	105	78	297	245	125	98
2012: January	542	394	(S)	140	89	37	87	65	275	220	91	72
February	572	432	(S)	136	79	40	97	79	283	229	113	84
March	587	440	(S)	136	71	44	121	79	284	227	111	90
April	663	490	(S)	170	80	44	106	90	325	246	152	110
May (r)	605	469	(S)	121	80	49	103	88	299	247	123	85
June (r)	624	476	(S)	132	74	59	111	76	317	250	122	91
July (p)	668	448	(S)	209	89	42	149	85	305	233	125	88
Average RSE (%) ¹	6	6	(X)	18	20	17	12	13	8	8	12	12
<i>Percent Change:</i>												
<i>July 2012 from June 2012</i>	<i>7.1%</i>	<i>-5.9%</i>	<i>(S)</i>	<i>58.3%</i>	<i>20.3%</i>	<i>-28.8%</i>	<i>34.2%</i>	<i>11.8%</i>	<i>-3.8%</i>	<i>-6.8%</i>	<i>2.5%</i>	<i>-3.3%</i>
<i>90% Confidence Interval</i> ²	<i>± 15.9</i>	<i>± 9.2</i>	<i>(X)</i>	<i>± 67.2</i>	<i>± 50.4</i>	<i>± 22.6</i>	<i>± 49.1</i>	<i>± 35.5</i>	<i>± 15.7</i>	<i>± 12.2</i>	<i>± 29.3</i>	<i>± 24.0</i>
<i>July 2012 from July 2011</i>	<i>5.4%</i>	<i>-7.2%</i>	<i>(S)</i>	<i>47.2%</i>	<i>34.8%</i>	<i>-12.5%</i>	<i>28.4%</i>	<i>7.6%</i>	<i>-13.1%</i>	<i>-14.7%</i>	<i>23.8%</i>	<i>6.0%</i>
<i>90% Confidence Interval</i> ²	<i>± 15.8</i>	<i>± 10.9</i>	<i>(X)</i>	<i>± 69.7</i>	<i>± 60.1</i>	<i>± 42.8</i>	<i>± 57.7</i>	<i>± 45.7</i>	<i>± 14.6</i>	<i>± 10.7</i>	<i>± 26.9</i>	<i>± 18.9</i>
Not seasonally adjusted												
2010:	651.7	496.3	8.9	146.5	80.4	54.0	106.9	81.9	316.7	257.6	147.7	102.8
2011:	584.9	446.6	8.4	129.9	72.5	44.0	103.0	75.9	295.5	235.6	113.9	91.2
RSE (%)	2	2	18	7	5	4	3	3	3	3	3	3
2011: Year to Date	312.5	239.2	5.3	68.0	37.2	25.0	54.7	39.4	161.9	128.1	58.6	46.8
2012: Year to Date	335.6	245.4	5.6	84.6	44.0	24.5	60.1	42.4	165.4	130.1	66.1	48.4
RSE (%)	2	2	21	7	7	9	4	4	3	3	6	5
<i>Year to Date Percent Change</i> ³	<i>7.4%</i>	<i>2.6%</i>	<i>5.1%</i>	<i>24.5%</i>	<i>18.3%</i>	<i>-2.0%</i>	<i>9.8%</i>	<i>7.7%</i>	<i>2.1%</i>	<i>1.6%</i>	<i>12.7%</i>	<i>3.4%</i>
<i>90% Confidence Interval</i> ²	<i>± 5.8</i>	<i>± 5.0</i>	<i>± 36.2</i>	<i>± 22.1</i>	<i>± 20.5</i>	<i>± 18.4</i>	<i>± 9.1</i>	<i>± 9.9</i>	<i>± 8.9</i>	<i>± 7.1</i>	<i>± 9.3</i>	<i>± 7.7</i>
2011: July	53.6	40.2	0.8	12.6	5.8	4.2	9.7	6.4	29.6	22.7	8.5	6.9
August	57.3	42.1	0.5	14.7	6.3	4.6	11.8	7.1	26.9	21.1	12.4	9.3
September	54.7	38.4	0.9	15.3	8.9	2.9	8.6	6.4	26.5	20.6	10.7	8.6
October	52.1	41.3	0.5	10.3	7.7	3.4	9.0	8.0	25.6	21.9	9.8	8.0
November	50.1	40.7	0.4	9.0	4.7	4.1	8.8	7.5	26.0	20.1	10.5	9.1
December	58.3	44.8	0.8	12.6	7.8	4.0	10.0	7.6	28.6	23.8	11.9	9.4
2012: January	36.4	26.0	0.6	9.8	5.8	2.2	5.8	4.3	18.8	14.9	6.0	4.7
February	39.0	29.4	0.3	9.3	5.3	2.6	6.4	5.2	19.9	16.2	7.4	5.4
March	44.4	33.6	0.8	9.9	4.8	2.9	8.4	5.3	22.1	17.9	9.1	7.6
April	52.3	37.6	0.3	14.5	6.1	3.0	8.3	6.9	26.1	19.4	11.9	8.3
May (r)	50.0	39.3	1.2	9.5	6.8	4.4	8.5	7.4	24.5	20.4	10.1	7.1
June (r)	55.5	42.6	1.4	11.5	7.3	6.0	9.4	6.3	27.9	22.1	10.9	8.1
July (p)	58.0	36.9	1.0	20.1	7.9	3.4	13.2	7.1	26.1	19.2	10.8	7.2
Average RSE (%) ¹	6	6	41	18	20	17	12	13	8	8	12	12

(p) Preliminary. (r) Revised. RSE Relative standard error. S Does not meet publication standards because tests for identifiable and stable seasonality do not meet reliability standards.

X Not applicable.

¹ Average RSE for the latest 6-month period.

² See the Explanatory Notes in the accompanying text for an explanation of 90% confidence intervals.

³ Computed using unrounded data.